

035.A

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0045.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

495,600 / 495,600

USE VALUE:

495,600 / 495,600

ASSESSED:

495,600 / 495,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
43-45		HILTON ST, ARLINGTON

OWNERSHIP		Unit #:	45
Owner 1:	LOVEJOY ERIC R		
Owner 2:	RICHARDSON SUSANNAH		
Owner 3:			

Street 1: 45 HILTON ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER			
Owner 1:	STARON ELIZABETH -		
Owner 2:	-		
Street 1:	45 HILTON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 940 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)	Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102 Condo				0		Sq. Ft.	Site		0	0.	0.00	8016															G10	

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
102		0.000	495,600			495,600				
Total Card		0.000	495,600			495,600	Entered Lot Size			
Total Parcel		0.000	495,600			495,600	Total Land:			
Source:		Market Adj Cost		Total Value per SQ unit /Card:	527.23	/Parcel:	527.2	Land Unit Type:		

Parcel ID: 035.A-0001-0045.0

!15623!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	488,400	0	.	.	488,400	488,400	Year End Roll	12/18/2019
2019	102	FV	392,600	0	.	.	392,600	392,600	Year End Roll	1/3/2019
2018	102	FV	347,600	0	.	.	347,600	347,600	Year End Roll	12/20/2017
2017	102	FV	317,200	0	.	.	317,200	317,200	Year End Roll	1/3/2017
2016	102	FV	317,200	0	.	.	317,200	317,200	Year End	1/4/2016
2015	102	FV	293,400	0	.	.	293,400	293,400	Year End Roll	12/11/2014
2014	102	FV	280,200	0	.	.	280,200	280,200	Year End Roll	12/16/2013
2013	102	FV	280,200	0	.	.	280,200	280,200		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
STARON ELIZABET	149-143	2	6/14/2018		535,000
CARLSON HOLLY,	126-51		6/27/2013		365,000
SCOTT ROBERT H,	103-64		4/7/2008		320,000

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
3/26/2012	289	New Wind	1,700					replace 1 window	5/2/2019	SQ Returned	JO	Jenny O											
									9/25/2018	Measured	DGM	D Mann											
									1/8/2009	NEW CONDO	BR	B Rossignol											

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: WHITE				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1922	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdct: G10	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 45.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 2 - Plaster				Functional:				1	5	2								
Sec Int Wall: 1 - Drywall	25 %			Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	10.8 %													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES										
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price						
Bsmnt Gar:				Size Adj.: 1.35000002														
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 390.286														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 1 - Oil				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.29999995														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 555579														
% Com Wall:	% Sprinkled:			Depreciation: 60003														
				Depreciated Total: 495577														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 035.A-0001-0045.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:													Total Special Features:				
														Total:				